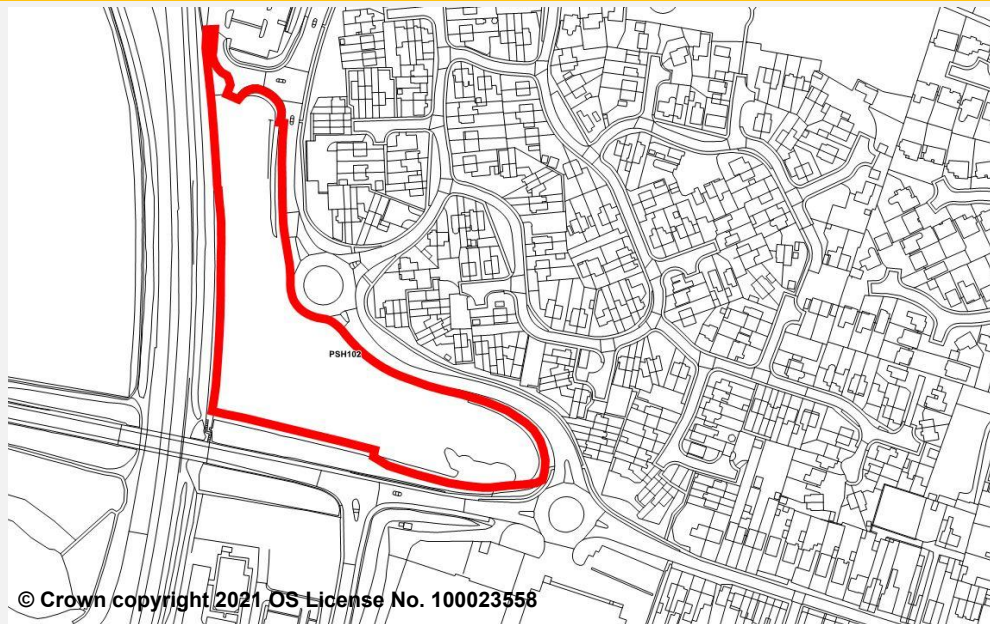


# CHARNWOOD SHELA A SITE ASSESSMENT 2020

## Site Description

Site Reference:	<input type="text" value="PSH102"/>	Site name/location:	<input type="text" value="Land at Glebe Way Syston"/>
Site size:	<input type="text" value="1.8ha"/>	Parish:	<input type="text" value="Syston"/>
Current land use and character:	<input type="text" value="Open space"/>		
If site is currently being developed what progress has been made:	<input type="text" value="N/A"/>		
Land uses and character of surrounding area	<input type="text" value="Housing to the east, distributor road to the west, industry to the south"/>		

## Site Boundary



## Assessment of potential use of the site

Initial assessment of whether the site is suitable for a particular use or as part of a mixed-use development?

## Assessment of constraints and potential impacts

Are there any physical constraints to development?

Flood zone 2 affects the whole site.

Are there any environmental constraints to development?

Within buffer zone of old Landfill Site.

What are the potential impacts of the development?

Watermead/ Soar LWSs to south Glebe Way lakes LWS to north- site occupies stepping stone location. Public footpath crosses the northern part of the site,

Is the site affected by the development plan, emerging plan policy and national policy?:

Outside the Limits to Development.

How appropriate and what is the likely market attractiveness for the type of development proposed?

Charnwood as a whole is seen as an attractive place to live and market homes.

Would the site contribute to any regeneration priority areas?

## What is the development potential of the site?

Dwellings / employment floorspace m2?

# CHARNWOOD SHELAA SITE ASSESSMENT 2020

## Is the site available for development?

Is the site available for development?: Yes

Are there any legal or ownership problems? None

If issues have been identified, how will and when will these be overcome?

No irresolvable physical/environmental constraints.

Has planning permission been granted previously?: No

## What is the likely timescale for development?

What is the time frame for development 0-5, 6-10 or 11-15 years? 6-10 years

What is the expected build out rate?: 45 dwellings per annum

## Is the site suitable?:

There are no known irresolvable physical/environmental constraints preventing development and a suitable access can be achieved.

## Is the site available?:

The site has been promoted by a developer.

## Is the site achievable?

There is considered to be a reasonable prospect that development will be delivered within the timeframe below based on a judgement of the potential economic viability of the site and developer capacity to complete and let/sell the development over that period.

If constraints have been identified that impact on the suitability, availability and achievability of a site, how will these be overcome?:

No irresolvable physical/environmental constraints.

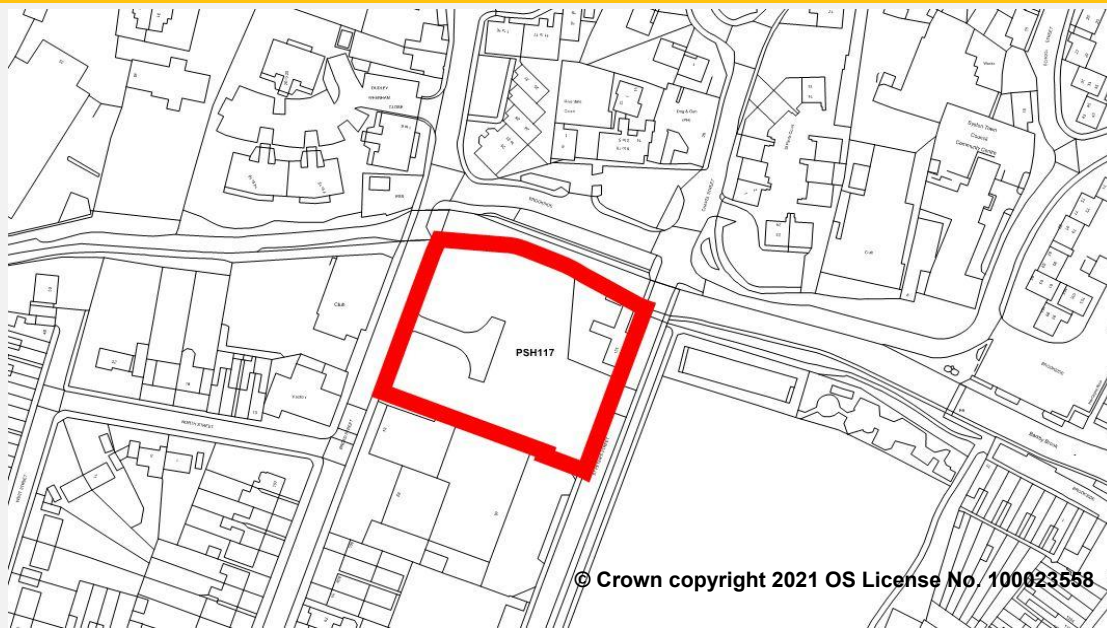
Site to be excluded from the SHELAA? No

# CHARNWOOD SHELAA SITE ASSESSMENT 2020

## Site Description

<b>Site Reference:</b>	<input type="text" value="PSH117"/>	<b>Site name/location:</b>	<input type="text" value="Land at Brookside, Syston"/>
<b>Site size:</b>	<input type="text" value="0.36ha"/>	<b>Parish:</b>	<input type="text" value="Syston"/>
<b>Current land use and character:</b>	<input type="text" value="Site now cleared"/>		
<b>If site is currently being developed what progress has been made:</b>	<input type="text" value="Permission now lapsed."/>		
<b>Land uses and character of surrounding area</b>	<input type="text" value="The site is located in an area of mixed uses including residential to the north, Syston Central Park to the east and a mix of industrial and residential to the south"/>		

## Site Boundary



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## Assessment of potential use of the site

**Initial assessment of whether the site is suitable for a particular use or as part of a mixed-use development?**

## Assessment of constraints and potential impacts

**Are there any physical constraints to development?**

**Are there any environmental constraints to development?**

**What are the potential impacts of the development?**

**Is the site affected by the development plan, emerging plan policy and national policy?:**

**How appropriate and what is the likely market attractiveness for the type of development proposed?**

**Would the site contribute to any regeneration priority areas?**

## What is the development potential of the site?

**Dwellings / employment floorspace m2?**

14

# CHARNWOOD SHELAA SITE ASSESSMENT 2020

## Is the site available for development?

Is the site available for development?: Yes

Are there any legal or ownership problems? None

## If issues have been identified, how will and when will these be overcome?

No irresolvable physical/environmental constraints.

Has planning permission been granted previously?: Yes

## What is the likely timescale for development?

What is the time frame for development 0-5, 6-10 or 11-15 years? 6-10 years

What is the expected build out rate?: 14 dwellings per annum

## Is the site suitable?:

There are no known irresolvable physical/environmental constraints preventing development, the site is in a suitable location for development within a service centre and a suitable access can be achieved.

## Is the site available?:

Planning permission lapsed on site, flooding issues may affect delivery in the short term

## Is the site achievable?:

Flooding issues may affect delivery in the short term. Engineering solution may make site achievable in the longer term.

## If constraints have been identified that impact on the suitability, availability and achievability of a site, how will these be overcome?:

No irresolvable physical/environmental constraints.

Site to be excluded from the SHELAA? No

# CHARNWOOD SHELAA SITE ASSESSMENT 2020

## Site Description

**Site Reference:**  **Site name/location:** Triangle of land bounded by Albert Street, Victoria Street and Cross Street, Syston

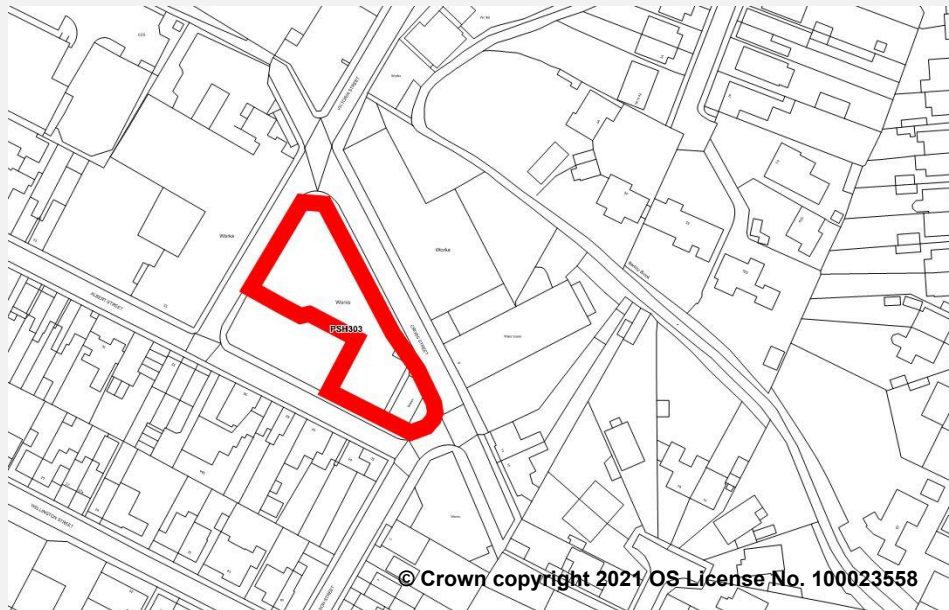
**Site size:**  **Parish:**

**Current land use and character:**

**If site is currently being developed what progress has been made:**

**Land uses and character of surrounding area**

## Site Boundary



## Assessment of potential use of the site

**Initial assessment of whether the site is suitable for a particular use or as part of a mixed-use development?**

## Assessment of constraints and potential impacts

**Are there any physical constraints to development?**

**Are there any environmental constraints to development?**

**What are the potential impacts of the development?**

**Is the site affected by the development plan, emerging plan policy and national policy?:**

**How appropriate and what is the likely market attractiveness for the type of development proposed?**

**Would the site contribute to any regeneration priority areas?**

## What is the development potential of the site?

**Dwellings / employment floorspace m2?**

## CHARNWOOD SHELAA SITE ASSESSMENT 2020

### Is the site available for development?

Is the site available for development?: Yes

Are there any legal or ownership problems? None

If issues have been identified, how will and when will these be overcome?

No irresolvable physical/environmental constraints.

Has planning permission been granted previously?: No

### What is the likely timescale for development?

What is the time frame for development 0-5, 6-10 or 11-15 years? 6-10 years

What is the expected build out rate?: 12 dwellings per annum

### Is the site suitable?:

There are no known irresolvable physical/environmental constraints preventing development, the site is in a suitable location for development within a service centre and a suitable access can be achieved.

### Is the site available?:

Site Promoted by the land owners.

### Is the site achievable?

There is considered to be a reasonable prospect that development will be delivered within the timeframe below based on a judgement of the potential economic viability of the site and developer capacity to complete and let/sell the development over that period.

If constraints have been identified that impact on the suitability, availability and achievability of a site, how will these be overcome?:

No irresolvable physical/environmental constraints.

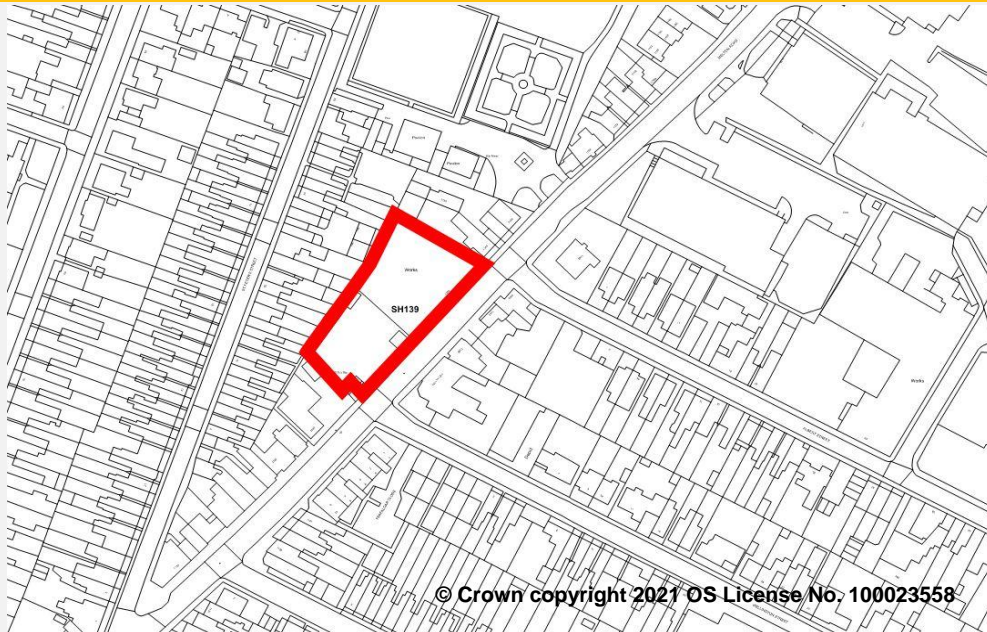
Site to be excluded from the SHELAA? no

# CHARNWOOD SHELAA SITE ASSESSMENT 2020

## Site Description

Site Reference:	<input type="text" value="SH139"/>	Site name/location:	<input type="text" value="1142 Melton Road, Syston"/>
Site size:	<input type="text" value="0.19 ha"/>	Parish:	<input type="text" value="Syston"/>
Current land use and character:	<input type="text" value="Industrial buildings."/>		
If site is currently being developed what progress has been made:	<input type="text" value="Planning Permission has lapsed."/>		
Land uses and character of surrounding area	<input type="text" value="Mix of residential and commercial properties adjacent main road leading into Syston Town centre."/>		

## Site Boundary



## Assessment of potential use of the site

Initial assessment of whether the site is suitable for a particular use or as part of a mixed-use development?

## Assessment of constraints and potential impacts

Are there any physical constraints to development?

Are there any environmental constraints to development?

What are the potential impacts of the development?

Is the site affected by the development plan, emerging plan policy and national policy?:

How appropriate and what is the likely market attractiveness for the type of development proposed?

Would the site contribute to any regeneration priority areas?

## What is the development potential of the site?

Dwellings / employment floorspace m2?

## CHARNWOOD SHELAA SITE ASSESSMENT 2020

### Is the site available for development?

Is the site available for development?: Yes

Are there any legal or ownership problems? Tenancy on site.

### If issues have been identified, how will and when will these be overcome?

No irresolvable physical/environmental constraints.

Has planning permission been granted previously?: Yes

### What is the likely timescale for development?

What is the time frame for development 0-5, 6-10 or 11-15 years? 11-15 years

What is the expected build out rate?: 24 per annum

### Is the site suitable?:

There are no known irresolvable physical/environmental constraints preventing development, the site is in a suitable location for development within a service centre and a suitable access can be achieved.

### Is the site available?:

Planning Permission now lapsed. Tenants are still occupying the site and it is unclear when the lease runs out

### Is the site achievable?

There is considered to be a reasonable prospect that development will be delivered within the timeframe below based on a judgement of the potential economic viability of the site and developer capacity to complete and let/sell the development over that period.

### If constraints have been identified that impact on the suitability, availability and achievability of a site, how will these be overcome?:

No irresolvable physical/environmental constraints.

Site to be excluded from the SHELAA? No



# CHARNWOOD SHELAA SITE ASSESSMENT 2020

## Site Description

Site Reference:  Site name/location:

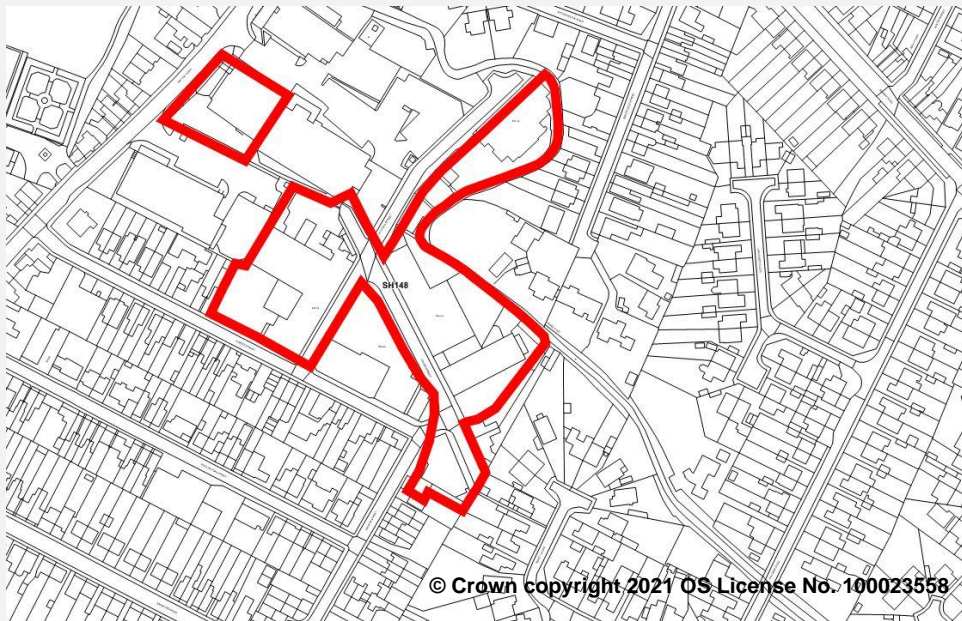
Site size:  Parish:

Current land use and character:

If site is currently being developed what progress has been made:

Land uses and character of surrounding area

## Site Boundary



## Assessment of potential use of the site

Initial assessment of whether the site is suitable for a particular use or as part of a mixed-use development?

## Assessment of constraints and potential impacts

Are there any physical constraints to development?

Are there any environmental constraints to development?

What are the potential impacts of the development?

Is the site affected by the development plan, emerging plan policy and national policy?:

How appropriate and what is the likely market attractiveness for the type of development proposed?

Would the site contribute to any regeneration priority areas?

## CHARNWOOD SHELAA SITE ASSESSMENT 2020

### What is the development potential of the site?

Dwellings / employment floorspace m2?

32

### Is the site available for development?

Is the site available for development?:

Yes

Are there any legal or ownership problems?

Multiple ownerships

If issues have been identified, how will and when will these be overcome?

No irresolvable physical/environmental constraints.

Has planning permission been granted previously?:

No

### What is the likely timescale for development?

What is the time frame for development 0-5, 6-10 or 11-15 years?:

11-15 years

What is the expected build out rate?:

32 dwellings per annum

### Is the site suitable?:

Flood Zone 2 affects northern part of site, there are no known irresolvable physical/environmental constraints preventing development on the remaining part of the site, it is in a suitable location for development within a service centre and a suitable access can be achieved.

### Is the site available?:

The site does not have planning permission and is not owned by a developer with the intention to develop.

### Is the site achievable?

There is considered to be a reasonable prospect that development will be delivered within the timeframe below based on a judgement of the potential economic viability of the site and developer capacity to complete and let/sell the development over that period.

If constraints have been identified that impact on the suitability, availability and achievability of a site, how will these be overcome?:

No irresolvable physical/environmental constraints.

Site to be excluded from the SHELAA?

No

# CHARNWOOD SHELAA SITE ASSESSMENT 2020

## Site Description

Site Reference:  Site name/location: Warehouse and Premises, Unit 5, Wanlip Road, Syston

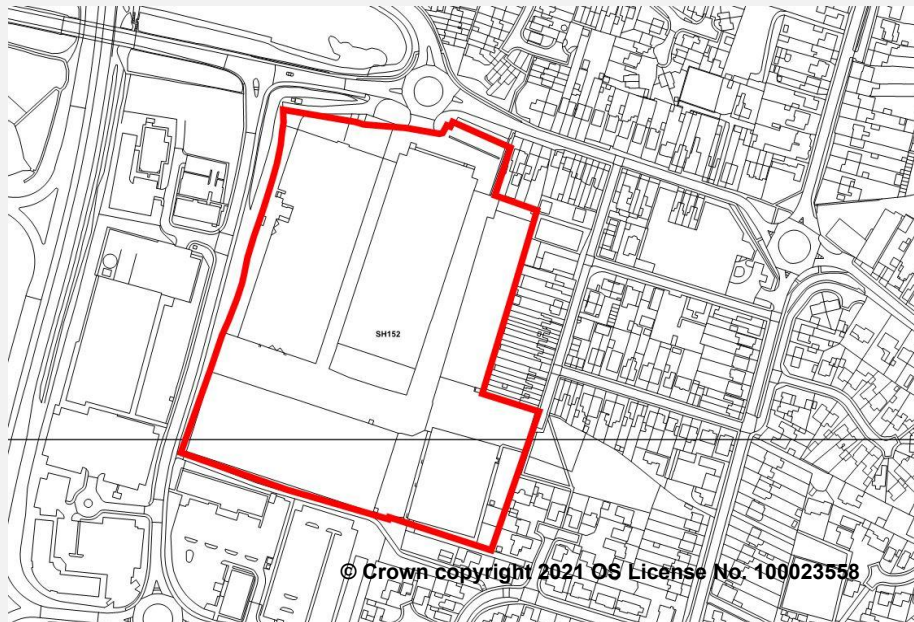
Site size:  Parish:

Current land use and character:

If site is currently being developed what progress has been made:

Land uses and character of surrounding area

## Site Boundary



## Assessment of potential use of the site

Initial assessment of whether the site is suitable for a particular use or as part of a mixed-use development?

## Assessment of constraints and potential impacts

Are there any physical constraints to development?

Are there any environmental constraints to development?

What are the potential impacts of the development?

Is the site affected by the development plan, emerging plan policy and national policy?:

How appropriate and what is the likely market attractiveness for the type of development proposed?

Would the site contribute to any regeneration priority areas?

## What is the development potential of the site?

Dwellings / employment floorspace m2?

## CHARNWOOD SHELAA SITE ASSESSMENT 2020

### Is the site available for development?

Is the site available for development?: No

Are there any legal or ownership problems? Possibly tenancy agreements.

If issues have been identified, how will and when will these be overcome?

No irresolvable physical/environmental constraints.

Has planning permission been granted previously?: No

### What is the likely timescale for development?

What is the time frame for development 0-5, 6-10 or 11-15 years? 11-15 years

What is the expected build out rate? 14 dwellings per annum

### Is the site suitable?:

There are no known irresolvable physical/environmental constraints preventing development, the site is in a suitable location for development within a service centre and a suitable access can be achieved.

### Is the site available?:

The site does not have planning permission and is not owned by a developer with the intention to develop. The site is still in employment use

### Is the site achievable?

Still in use as an employment site and is within a mixed employment/residential area. There is considered to be a reasonable prospect that development will be delivered within the timeframe below based on a judgement of the potential economic viability of the site and developer capacity to complete and let/sell the development over that period.

If constraints have been identified that impact on the suitability, availability and achievability of a site, how will these be overcome?:

No irresolvable physical/environmental constraints.

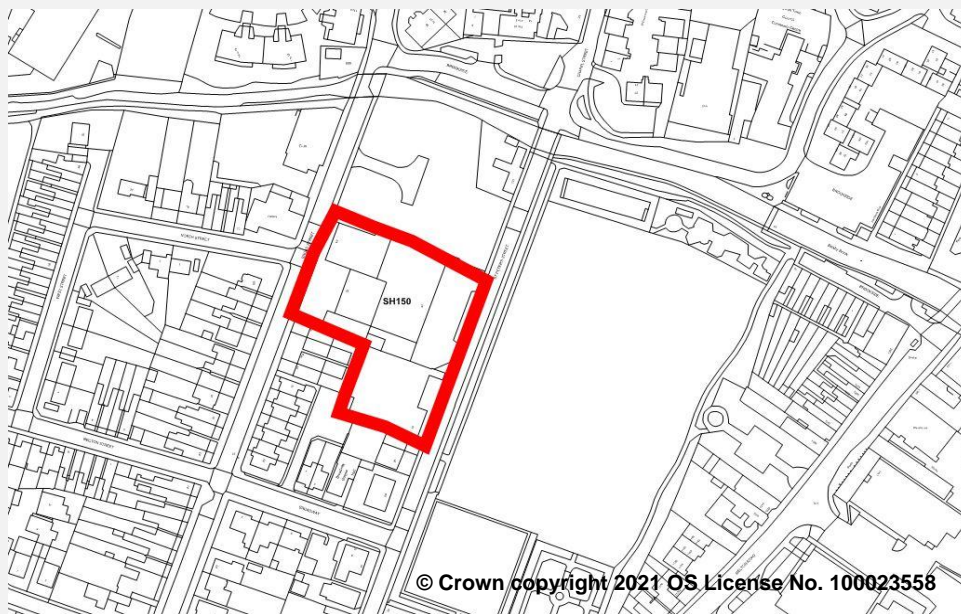
Site to be excluded from the SHELAA? No

# CHARNWOOD SHELAA SITE ASSESSMENT 2020

## Site Description

Site Reference:	<input type="text" value="SH150"/>	Site name/location:	<input type="text" value="St Peter's Street, Syston"/>
Site size:	<input type="text" value="0.39 ha"/>	Parish:	<input type="text" value="Syston"/>
Current land use and character:	<input type="text" value="Industrial buildings"/>		
If site is currently being developed what progress has been made:	<input type="text" value="N/A"/>		
Land uses and character of surrounding area	<input type="text" value="The site is located in an area of mixed uses including residential to the south, Syston Central Park to the east and a mix of industrial and residential to the north."/>		

## Site Boundary



## Assessment of potential use of the site

Initial assessment of whether the site is suitable for a particular use or as part of a mixed-use development?

## Assessment of constraints and potential impacts

Are there any physical constraints to development?

The site is completely affected by Flood Zone 2 and parts 3a.

Are there any environmental constraints to development?

Possible contamination from previous land uses.

What are the potential impacts of the development?

Negligible.

Is the site affected by the development plan, emerging plan policy and national policy?:

Within the Limits to Development.

How appropriate and what is the likely market attractiveness for the type of development proposed?

Charnwood as a whole is seen as an attractive place to live and market homes.

Would the site contribute to any regeneration priority areas?

## What is the development potential of the site?

Dwellings / employment floorspace m2?

12

# CHARNWOOD SHELAA SITE ASSESSMENT 2020

## Is the site available for development?

Is the site available for development?: Yes

Are there any legal or ownership problems?

## If issues have been identified, how will and when will these be overcome?

No irresolvable physical/environmental constraints.

Has planning permission been granted previously?:

## What is the likely timescale for development?

What is the time frame for development 0-5, 6-10 or 11-15 years?

What is the expected build out rate?

## Is the site suitable?:

There are no known irresolvable physical/environmental constraints preventing development, the site is in a suitable location for development within Syston and a suitable access can be achieved. Flood risk assessment would be required as within Floodzones 2 & 3a but not 3b.

## Is the site available?:

Site currently in employment use and has no developer interest though adjacent site has planning permission for housing.

## Is the site achievable?

There is considered to be a reasonable prospect that development will be delivered within the timeframe below based on a judgement of the potential economic viability of the site and developer capacity to complete and let/sell the development over that period.

## If constraints have been identified that impact on the suitability, availability and achievability of a site, how will these be overcome?:

No irresolvable physical/environmental constraints.

Site to be excluded from the SHELAA?

# CHARNWOOD SHELAA SITE ASSESSMENT 2020

## Site Description

Site Reference:  Site name/location:

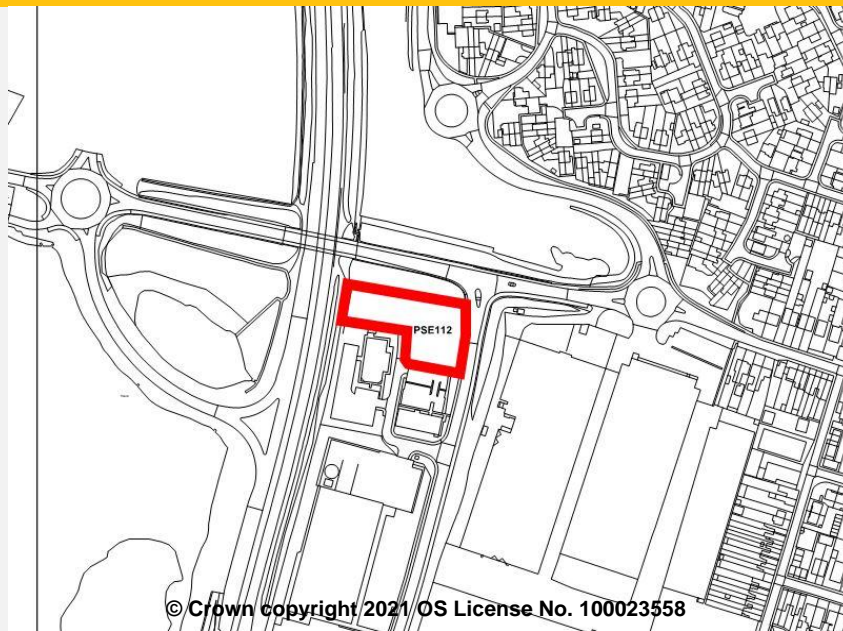
Site size:  Parish:

Current land use and character:

If site is currently being developed what progress has been made:

Land uses and character of surrounding area

## Site Boundary



## Assessment of potential use of the site

Initial assessment of whether the site is suitable for a particular use or as part of a mixed-use development?

## Assessment of constraints and potential impacts

Are there any physical constraints to development?

Are there any environmental constraints to development?

What are the potential impacts of the development?

Is the site affected by the development plan, emerging plan policy and national policy?:

How appropriate and what is the likely market attractiveness for the type of development proposed?

Would the site contribute to any regeneration priority areas?

## What is the development potential of the site?

Dwellings / employment floorspace m2?

## CHARNWOOD SHELAA SITE ASSESSMENT 2020

### Is the site available for development?

Is the site available for development?: Yes

Are there any legal or ownership problems? None

### If issues have been identified, how will and when will these be overcome?

No irresolvable physical/environmental constraints.

Has planning permission been granted previously?: Yes

### What is the likely timescale for development?

What is the time frame for development 0-5, 6-10 or 11-15 years? Within 5 years

What is the expected build out rate? 0.3 ha per annum.

### Is the site suitable?:

Site adjacent to a Service Centre and there are no known irresolvable physical/environmental constraints preventing development.

### Is the site available?:

Last part of Phase 1 available and ready for development

### Is the site achievable?

Majority of site complete, final part expected to complete within 5 years

### If constraints have been identified that impact on the suitability, availability and achievability of a site, how will these be overcome?:

No irresolvable physical/environmental constraints.

Site to be excluded from the SHELAA? No



# CHARNWOOD SHELAA SITE ASSESSMENT 2020

## Site Description

**Site Reference:** PSE114 **Site name/location:** Land to the north & south of Wanlip Road & west of A607, Wanlip

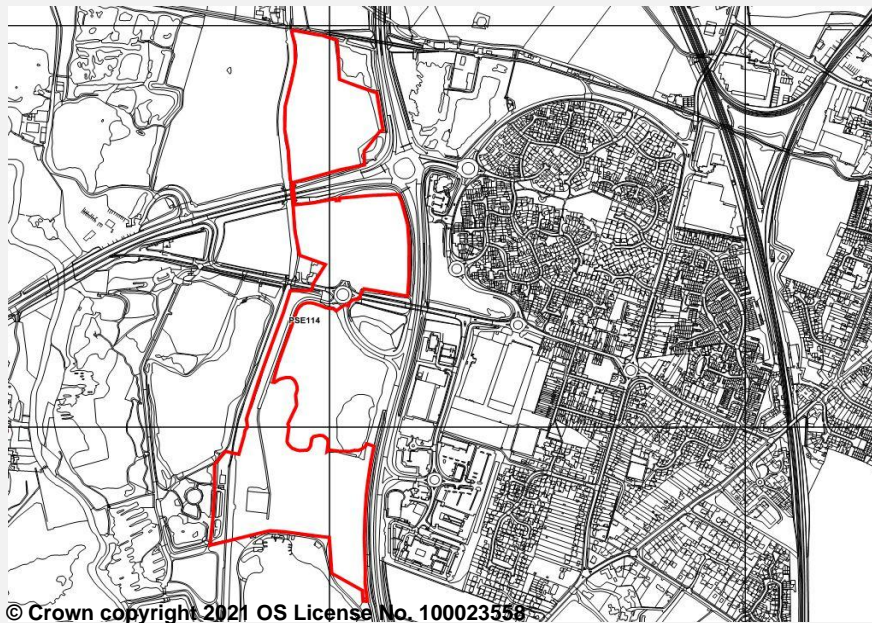
**Site size:** 12.0 ha **Parish:** Syston

**Current land use and character:** Vacant land, former mineral extraction/landfill

**If site is currently being developed what progress has been made:** Work expected to start once Phase 1 complete.

**Land uses and character of surrounding area:** Employment, Watermead Country Park

## Site Boundary



## Assessment of potential use of the site

**Initial assessment of whether the site is suitable for a particular use or as part of a mixed-use development?**

Employment

## Assessment of constraints and potential impacts

**Are there any physical constraints to development?**

Flood zone 2 covers the majority of the site. Flood Zone 3a & b evident on the northern parcel of land which is not part of the area to be built on.

**Are there any environmental constraints to development?**

Part of site former landfill site.

**What are the potential impacts of the development?**

Site adjacent to Grand Union Canal and in proximity to Watermead Country Park Local Wildlife Site. Reedbed, wet woodland and mature trees on site. Public footpaths run along and through parts of the site.

**Is the site affected by the development plan, emerging plan policy and national policy?:**

Outside the Limits to Development.

**How appropriate and what is the likely market attractiveness for the type of development proposed?**

Charnwood is an area where employment land can be successfully developed.

**Would the site contribute to any regeneration priority areas?** Yes

## What is the development potential of the site?

**Dwellings / employment floorspace m2?** 46,606 sq.m.

## CHARNWOOD SHELAA SITE ASSESSMENT 2020

### Is the site available for development?

Is the site available for development?: Yes

Are there any legal or ownership problems? None

### If issues have been identified, how will and when will these be overcome?

No irresolvable physical/environmental constraints.

Has planning permission been granted previously?: Yes

### What is the likely timescale for development?

What is the time frame for development 0-5, 6-10 or 11-15 years? 6-10 years

What is the expected build out rate? 1ha per annum

**Is the site suitable?:** Site is in a suitable location for development adjacent to a service centre and a suitable access can be achieved.

**Is the site available?:** Site has planning permission.

**Is the site achievable?** Work expected to start once Phase 1 complete.

### If constraints have been identified that impact on the suitability, availability and achievability of a site, how will these be overcome?:

No irresolvable physical/environmental constraints.

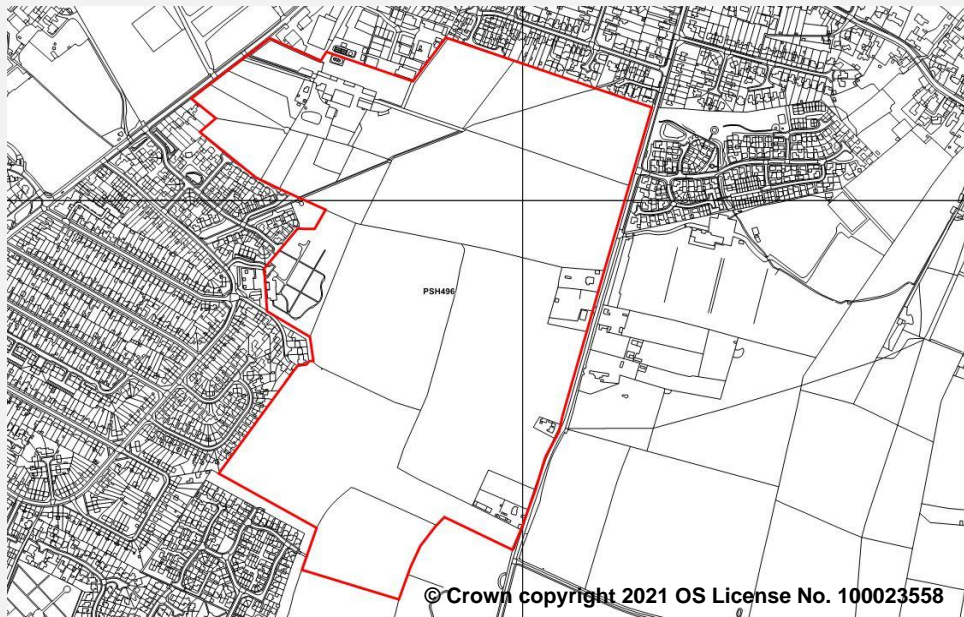
Site to be excluded from the SHELAA? No

# CHARNWOOD SHELAA SITE ASSESSMENT 2020

## Site Description

Site Reference:	<input type="text" value="PSH496"/>	Site name/location:	<input type="text" value="Land between Syston and Queniborough"/>
Site size:	<input type="text" value="50.2ha"/>	Parish:	<input type="text" value="Syston"/>
Current land use and character:	<input type="text" value="Farmland"/>		
If site is currently being developed what progress has been made:	<input type="text" value="N/A"/>		
Land uses and character of surrounding area	<input type="text" value="Residential areas of Queniborough to the north and Syston to the South."/>		

## Site Boundary



## Assessment of potential use of the site

Initial assessment of whether the site is suitable for a particular use or as part of a mixed-use development?

## Assessment of constraints and potential impacts

Are there any physical constraints to development?

Are there any environmental constraints to development?

What are the potential impacts of the development?

Is the site affected by the development plan, emerging plan policy and national policy?:

How appropriate and what is the likely market attractiveness for the type of development proposed?

Would the site contribute to any regeneration priority areas?

## What is the development potential of the site?

Dwellings / employment floorspace m2?

# CHARNWOOD SHELAA SITE ASSESSMENT 2020

## Is the site available for development?

Is the site available for development?: Yes

Are there any legal or ownership problems? Possible multiple ownerships.

If issues have been identified, how will and when will these be overcome?

No irresolvable physical/environmental constraints.

Has planning permission been granted previously?: No

## What is the likely timescale for development?

What is the time frame for development 0-5, 6-10 or 11-15 years? 11-15 years

What is the expected build out rate?: 100 dwellings per annum (2 builders)

Is the site suitable?: There are no known irresolvable physical/environmental constraints preventing development and a suitable access could potentially be achieved.

Is the site available?: The site does not have planning permission but put forward through the SHELAA process.

Is the site achievable? There is considered to be a reasonable prospect that development will be delivered within the timeframe shown based on a judgement of the potential economic viability of the site and developer capacity to complete and let/sell the development over that period.

If constraints have been identified that impact on the suitability, availability and achievability of a site, how will these be overcome?:

No irresolvable physical/environmental constraints.

Site to be excluded from the SHELAA? No

# CHARNWOOD SHELA SITE ASSESSMENT 2020

## Site Description

**Site Reference:**  **Site name/location:**

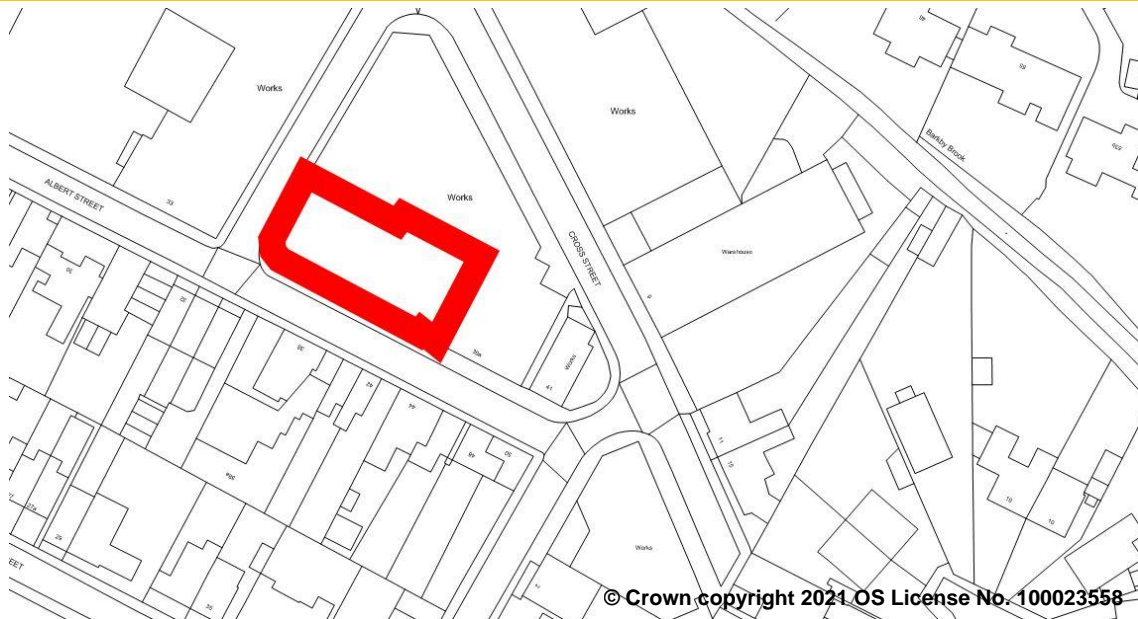
**Site size:**  **Parish:**

**Current land use and character:**

**If site is currently being developed what progress has been made:**

**Land uses and character of surrounding area**

## Site Boundary



## Assessment of potential use of the site

**Initial assessment of whether the site is suitable for a particular use or as part of a mixed-use development?**

## Assessment of constraints and potential impacts

**Are there any physical constraints to development?**

**Are there any environmental constraints to development?**

**What are the potential impacts of the development?**

**Is the site affected by the development plan, emerging plan policy and national policy?:**

**How appropriate and what is the likely market attractiveness for the type of development proposed?**

**Would the site contribute to any regeneration priority areas?**

## What is the development potential of the site?

**Dwellings / employment floorspace m2?**

## CHARNWOOD SHELAA SITE ASSESSMENT 2020

### Is the site available for development?

Is the site available for development?: Yes

Are there any legal or ownership problems? None

If issues have been identified, how will and when will these be overcome?

No irresolvable physical/environmental constraints.

Has planning permission been granted previously?: Yes

### What is the likely timescale for development?

What is the time frame for development 0-5, 6-10 or 11-15 years? Within 5 years

What is the expected build out rate?: 9 dwellings per annum

### Is the site suitable?:

There are no known irresolvable physical/environmental constraints preventing development. The site has good access to service and facilities within a Service Centre and has the benefit of planning permission.

### Is the site available?:

Planning permission granted

### Is the site achievable?

Site works started and is expected to build out within 5 years

If constraints have been identified that impact on the suitability, availability and achievability of a site, how will these be overcome?:

No irresolvable physical/environmental constraints.

Site to be excluded from the SHELAA? No

# CHARNWOOD SHELAA SITE ASSESSMENT 2020

## Site Description

**Site Reference:**  **Site name/location:**

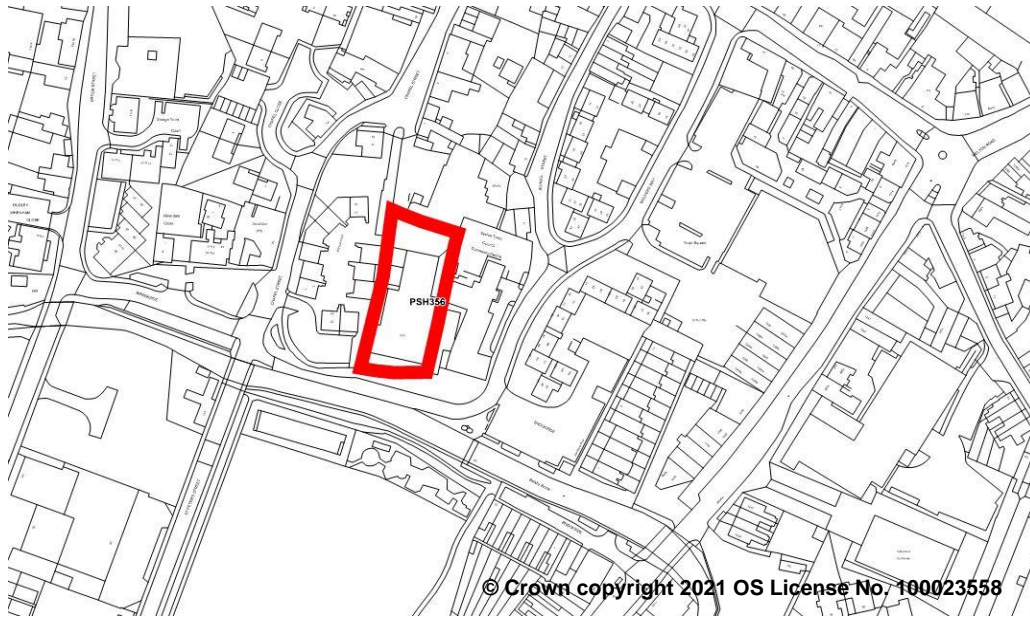
**Site size:**  **Parish:**

**Current land use and character:**

**If site is currently being developed what progress has been made:**

**Land uses and character of surrounding area**

## Site Boundary



## Assessment of potential use of the site

**Initial assessment of whether the site is suitable for a particular use or as part of a mixed-use development?**

## Assessment of constraints and potential impacts

**Are there any physical constraints to development?**

**Are there any environmental constraints to development?**

**What are the potential impacts of the development?**

**Is the site affected by the development plan, emerging plan policy and national policy?:**

**How appropriate and what is the likely market attractiveness for the type of development proposed?**

**Would the site contribute to any regeneration priority areas?**

## What is the development potential of the site?

**Dwellings / employment floorspace m2?**

## CHARNWOOD SHELAA SITE ASSESSMENT 2020

### Is the site available for development?

Is the site available for development?: Yes

Are there any legal or ownership problems? None

If issues have been identified, how will and when will these be overcome?

No irresolvable physical/environmental constraints.

Has planning permission been granted previously?: No

### What is the likely timescale for development?

What is the time frame for development 0-5, 6-10 or 11-15 years?: 6-10 years

What is the expected build out rate?: 8 dwellings per annum

### Is the site suitable?:

There are no known irresolvable physical/environmental constraints preventing development. The site has good access to service and facilities within a Service Centre. A flood risk assessment would be required as within Floodzones 2 & 3a but not 3b.

### Is the site available?:

The site does not have planning permission but has been put forward for informal advice.

### Is the site achievable?

There is considered to be a reasonable prospect that development will be delivered within the timeframe below based on a judgement of the potential economic viability of the site and developer capacity to complete and let/sell the development over that period.

If constraints have been identified that impact on the suitability, availability and achievability of a site, how will these be overcome?:

No irresolvable physical/environmental constraints.

Site to be excluded from the SHELAA? No



# CHARNWOOD SHELAA SITE ASSESSMENT 2020

## Site Description

**Site Reference:**  **Site name/location:**

**Site size:**  **Parish:**

**Current land use and character:**

**If site is currently being developed what progress has been made:**

**Land uses and character of surrounding area**

## Site Boundary



## Assessment of potential use of the site

**Initial assessment of whether the site is suitable for a particular use or as part of a mixed-use development?**

## Assessment of constraints and potential impacts

**Are there any physical constraints to development?**

**Are there any environmental constraints to development?**

**What are the potential impacts of the development?**

**Is the site affected by the development plan, emerging plan policy and national policy?:**

**How appropriate and what is the likely market attractiveness for the type of development proposed?**

**Would the site contribute to any regeneration priority areas?**

## What is the development potential of the site?

**Dwellings / employment floorspace m2?**

## CHARNWOOD SHELAA SITE ASSESSMENT 2020

### Is the site available for development?

Is the site available for development?: Yes

Are there any legal or ownership problems? None

### If issues have been identified, how will and when will these be overcome?

No irresolvable physical/environmental constraints.

Has planning permission been granted previously?: Yes

### What is the likely timescale for development?

What is the time frame for development 0-5, 6-10 or 11-15 years? Within 5 years

What is the expected build out rate?: 8 dwellings per annum

**Is the site suitable?:** There are no known irresolvable physical/environmental constraints preventing development and the site is in a suitable location for development within a service centre.

**Is the site available?:** The site has planning permission.

**Is the site achievable?** Site is expected to build out within 5 years

### If constraints have been identified that impact on the suitability, availability and achievability of a site, how will these be overcome?:

No irresolvable physical/environmental constraints.

Site to be excluded from the SHELAA? No

# CHARNWOOD SHELAA SITE ASSESSMENT 2020

## Site Description

Site Reference:  Site name/location:

Site size:  Parish:

Current land use and character:

If site is currently being developed what progress has been made:

Land uses and character of surrounding area

## Site Boundary



## Assessment of potential use of the site

Initial assessment of whether the site is suitable for a particular use or as part of a mixed-use development?

## Assessment of constraints and potential impacts

Are there any physical constraints to development?

Are there any environmental constraints to development?

What are the potential impacts of the development?

Is the site affected by the development plan, emerging plan policy and national policy?:

How appropriate and what is the likely market attractiveness for the type of development proposed?

Would the site contribute to any regeneration priority areas?

## What is the development potential of the site?

Dwellings / employment floorspace m2?

## CHARNWOOD SHELAA SITE ASSESSMENT 2020

### Is the site available for development?

Is the site available for development?: Yes

Are there any legal or ownership problems? None

If issues have been identified, how will and when will these be overcome?

No known irresolvable physical/environmental constraints

Has planning permission been granted previously?: No

### What is the likely timescale for development?

What is the time frame for development 0-5, 6-10 or 11-15 years? 6-10 years

What is the expected build out rate?: 34 dwellings

### Is the site suitable?:

There are no known irresolvable physical/environmental constraints preventing development, the site is in a suitable location for development and a suitable access can be achieved.

### Is the site available?:

Planning application now submitted on the site.

### Is the site achievable?

There is considered to be a reasonable prospect that development will be delivered within the timeframe shown based on a judgement of the potential economic viability of the site and developer capacity to complete and let/sell the development over that period.

If constraints have been identified that impact on the suitability, availability and achievability of a site, how will these be overcome?:

No known irresolvable physical/environmental constraints.

Site to be excluded from the SHELAA? No

# CHARNWOOD SHELAA SITE ASSESSMENT 2020

## Site Description

Site Reference:  Site name/location:

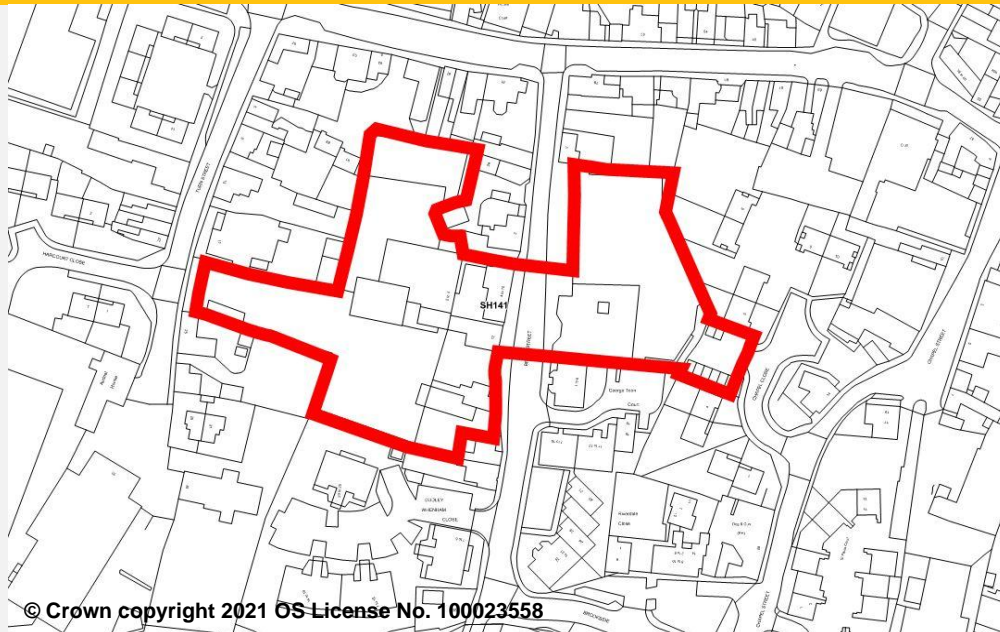
Site size:  Parish:

Current land use and character:

If site is currently being developed what progress has been made:

Land uses and character of surrounding area

## Site Boundary



## Assessment of potential use of the site

Initial assessment of whether the site is suitable for a particular use or as part of a mixed-use development?

## Assessment of constraints and potential impacts

Are there any physical constraints to development?

Site affected by Floodzone 2 on 0.14ha of the site.

Are there any environmental constraints to development?

Possible contamination from previous land uses.

What are the potential impacts of the development?

Adjacent Conservation Area. Within Archaeological Alert zone area.

Is the site affected by the development plan, emerging plan policy and national policy?:

How appropriate and what is the likely market attractiveness for the type of development proposed?

Charnwood as a whole is seen as an attractive place to live and market homes.

Would the site contribute to any regeneration priority areas?

## What is the development potential of the site?

Dwellings / employment floorspace m2?

## CHARNWOOD SHELAA SITE ASSESSMENT 2020

### Is the site available for development?

Is the site available for development?: Yes

Are there any legal or ownership problems? The site is in multiple ownership.

If issues have been identified, how will and when will these be overcome?

No known irresolvable physical/environmental constraints

Has planning permission been granted previously?: No

### What is the likely timescale for development?

What is the time frame for development 0-5, 6-10 or 11-15 years? 11-15 years

What is the expected build out rate?: 10 dwellings per annum

### Is the site suitable?:

There are no known irresolvable physical/environmental constraints preventing development on the site and it is in a suitable location for development and a suitable access can be achieved.

### Is the site available?:

Still in use as an employment site and is within a mixed employment/residential area.

### Is the site achievable?

There is considered to be a reasonable prospect that development will be delivered within the timeframe shown based on a judgement of the potential economic viability of the site and developer capacity to complete and let/sell the development over that period.

If constraints have been identified that impact on the suitability, availability and achievability of a site, how will these be overcome?:

No known irresolvable physical/environmental constraints.

Site to be excluded from the SHELAA? No

# CHARNWOOD SHELAA SITE ASSESSMENT 2020

## Site Description

Site Reference:  Site name/location:

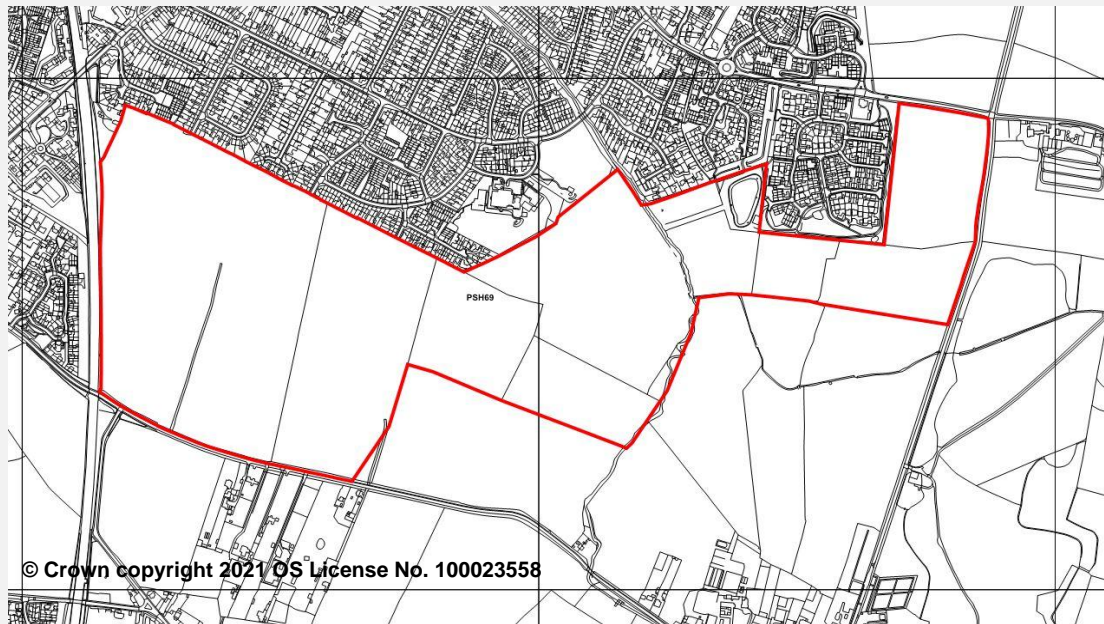
Site size:  Parish:

Current land use and character:

If site is currently being developed what progress has been made:

Land uses and character of surrounding area

## Site Boundary



## Assessment of potential use of the site

Initial assessment of whether the site is suitable for a particular use or as part of a mixed-use development?

## Assessment of constraints and potential impacts

Are there any physical constraints to development?

37 ha of the site is outside of the flood risk zones.

Are there any environmental constraints to development?

The Leicester-Lincoln Rail Line introduces noise intrusion at the western edge of the Site.

What are the potential impacts of the development?

Loss of large area of arable/grassland habitat. Impact on brook corridor. Impact on possible bat roosts. Archaeological Site on part of the land. The Site is publically accessible by a public footpath which links the settlements of Barkby and Syston, crossing the tributary of Barkby Brook. Majority of flood free developable area is Grade 2 Agricultural land.

Is the site affected by the development plan, emerging plan policy and national policy?:

DRAFT ALLOCATION HS6. The Site is identified as a New Area of Local Separation.

How appropriate and what is the likely market attractiveness for the type of development proposed?

Charnwood as a whole is seen as an attractive place to live and market homes.

Would the site contribute to any regeneration priority areas?

## What is the development potential of the site?

Dwellings / employment floorspace m2?

# CHARNWOOD SHELAA SITE ASSESSMENT 2020

## Is the site available for development?

Is the site available for development?: Yes

Are there any legal or ownership problems? None

## If issues have been identified, how will and when will these be overcome?

No known irresolvable physical/environmental

Has planning permission been granted previously?: No

## What is the likely timescale for development?

What is the time frame for development 0-5, 6-10 or 11-15 years? 6-10 years

What is the expected build out rate?: 100 (2 builders) dwellings per annum

**Is the site suitable?:** There are no known irresolvable physical/environmental constraints preventing development on around 37ha of the site and it is in a suitable location for development and a suitable access can be achieved.

**Is the site available?:** Site is being promoted by a developer for a residential scheme.

**Is the site achievable?** There is considered to be a reasonable prospect that development will be delivered within the timeframe below based on a judgement of the potential economic viability of the site and developer capacity to complete and let/sell the development over that period.

## If constraints have been identified that impact on the suitability, availability and achievability of a site, how will these be overcome?:

No known irresolvable physical/environmental.

Site to be excluded from the SHELAA? No



# CHARNWOOD SHELAA SITE ASSESSMENT 2020

## Site Description

Site Reference:  Site name/location:

Site size:  Parish:

Current land use and character:

If site is currently being developed what progress has been made:

Land uses and character of surrounding area

## Site Boundary



## Assessment of potential use of the site

Initial assessment of whether the site is suitable for a particular use or as part of a mixed-use development?

## Assessment of constraints and potential impacts

Are there any physical constraints to development?

Are there any environmental constraints to development?

What are the potential impacts of the development?

Is the site affected by the development plan, emerging plan policy and national policy?:

How appropriate and what is the likely market attractiveness for the type of development proposed?

Would the site contribute to any regeneration priority areas?

## What is the development potential of the site?

Dwellings / employment floorspace m2?

## CHARNWOOD SHELAA SITE ASSESSMENT 2020

### Is the site available for development?

Is the site available for development?: Yes

Are there any legal or ownership problems? None

If issues have been identified, how will and when will these be overcome?

No known irresolvable physical/environmental constraints

Has planning permission been granted previously?: No

### What is the likely timescale for development?

What is the time frame for development 0-5, 6-10 or 11-15 years? 6-10 years

What is the expected build out rate?: 50 dwellings per annum

### Is the site suitable?:

There are no known irresolvable physical/environmental constraints preventing development, the site is in a suitable location for development and a suitable access can be achieved.

### Is the site available?:

The site is being promoted by a developer who would build out in two phases (North Phase and South Phase).

### Is the site achievable?

There is considered to be a reasonable prospect that development will be delivered within the timeframe shown based on a judgement of the potential economic viability of the site and developer capacity to complete and let/sell the development over that period.

If constraints have been identified that impact on the suitability, availability and achievability of a site, how will these be overcome?:

No known irresolvable physical/environmental constraints

Site to be excluded from the SHELAA? No

# CHARNWOOD SHELAA SITE ASSESSMENT 2020

## Site Description

**Site Reference:**  **Site name/location:**

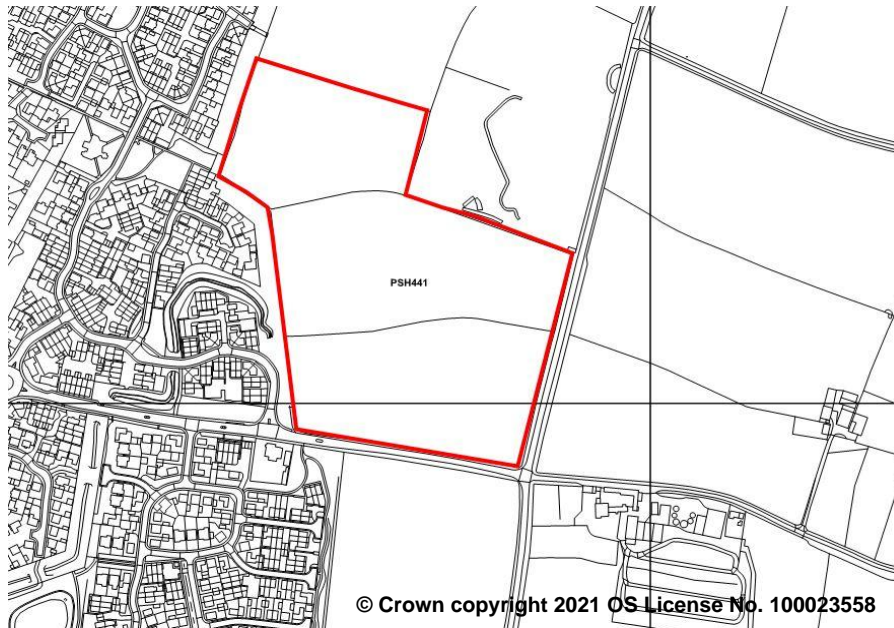
**Site size:**  **Parish:**

**Current land use and character:**

**If site is currently being developed what progress has been made:**

**Land uses and character of surrounding area**

## Site Boundary



## Assessment of potential use of the site

**Initial assessment of whether the site is suitable for a particular use or as part of a mixed-use development?**

## Assessment of constraints and potential impacts

**Are there any physical constraints to development?**

**Are there any environmental constraints to development?**

**What are the potential impacts of the development?**

**Is the site affected by the development plan, emerging plan policy and national policy?:**

**How appropriate and what is the likely market attractiveness for the type of development proposed?**

**Would the site contribute to any regeneration priority areas?**

## What is the development potential of the site?

**Dwellings / employment floorspace m2?**

## CHARNWOOD SHELAA SITE ASSESSMENT 2020

### Is the site available for development?

Is the site available for development?: Yes

Are there any legal or ownership problems? None

If issues have been identified, how will and when will these be overcome?

No known irresolvable physical/environmental constraints

Has planning permission been granted previously?: No

### What is the likely timescale for development?

What is the time frame for development 0-5, 6-10 or 11-15 years? 6-10 years

What is the expected build out rate?: 50 dwellings per annum

### Is the site suitable?:

There are no known irresolvable physical/environmental constraints preventing development and the site is in a suitable location for development and a suitable access could potentially be achieved.

### Is the site available?:

The site does not have planning permission but put forward on behalf of a developer. Previously part of site PSH69.

### Is the site achievable?

There is considered to be a reasonable prospect that development will be delivered within the timeframe shown based on a judgement of the potential economic viability of the site and developer capacity to complete and let/sell the development over that period.

If constraints have been identified that impact on the suitability, availability and achievability of a site, how will these be overcome?:

No known irresolvable physical/environmental constraints

Site to be excluded from the SHELAA? No